175.0	0005	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	627,300	/	627,300
USE VALUE:	627,300	/	627,300
ASSESSED:	627,300	/	627,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONATO CELINE & JAMES A JR
Owner 2:	
Owner 3:	
Street 1:	45 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCANNELL DEBORAH -
Owner 2:	-
Street 1:	45 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	211,500		415,800	627,300
Total Card	0.133	211,500		415,800	627,300
Total Parcel	0.133	211,500		415,800	627,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.56 | /Parcel: 365.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
117581			06/29/18

!13680!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,500	0	5,800.	415,800	627,300		Year end	12/23/2021
2021	101	FV	204,200	0	5,800.	415,800	620,000		Year End Roll	12/10/2020
2020	101	FV	204,200	0	5,800.	415,800	620,000	620,000	Year End Roll	12/18/2019
2019	101	FV	183,600	0	5,800.	409,900	593,500	593,500	Year End Roll	1/3/2019
2018	101	FV	183,600	0	5,800.	314,800	498,400	498,400	Year End Roll	12/20/2017
2017	101	FV	183,600	0	5,800.	297,000	480,600	480,600	Year End Roll	1/3/2017
2016	101	FV	183,600	0	5,800.	273,200	456,800	456,800	Year End	1/4/2016
2015	101	FV	185,200	0	5,800.	255,400	440,600	440,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:32:15

LAST REV

Date	Time
07/30/18	12:15:55

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCANNELL DEBORA	58581-423		2/29/2012		432,000	No	No		
CAVICCHIO COSMO	31981-86		10/31/2000		318,000	No	No		
	10356-337		9/12/1963			No	No		N

USER DEFINED

Prior Id # 1:	117581
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	BS	Barbara S
5/29/2012	MLS	EMK	Ellen K
12/10/2008	Measured	336	PATRIOT
1/15/2001	MLS	MM	Mary M
2/16/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	6									415,801						415,800	

Total AC/HA:	0.13315	Total SF/SM:	5800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	415,801	Spl Credit		Total:	415,800

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	89050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287363
Depreciation:	75864
Depreciated Total:	211499

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

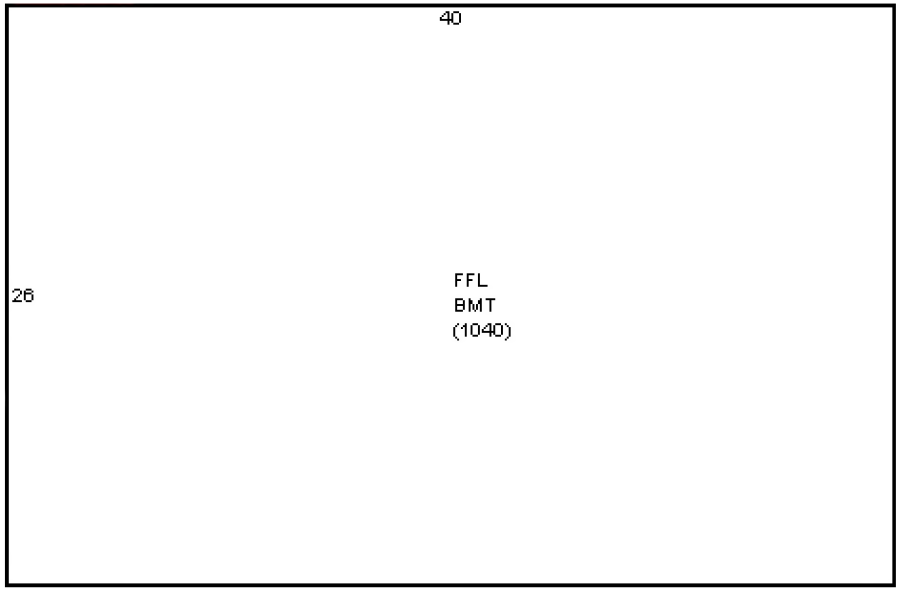
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	101.68
Final Total:	211500	Val/Su SzAd	203.37

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	57.040	59,317
FFL	First Floor	1,040	133.650	138,996
	Net Sketched Area:	2,080	Total:	198,313
Size Ad	1040	Gross Area	2080	FinArea 1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0005-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: